

# Butler's

thoughtful estate agency



Albert Road  
Sutton, SM1 4RX

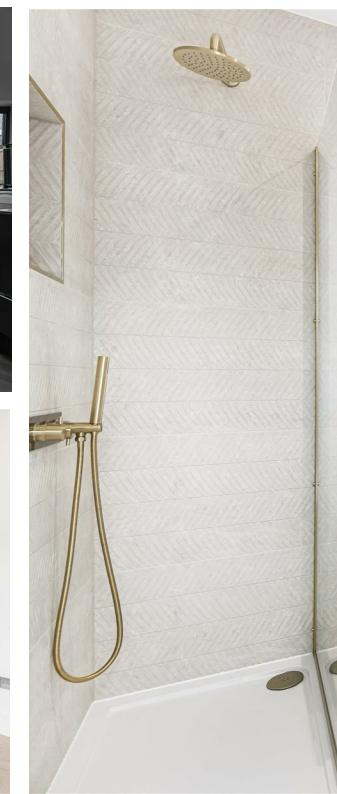
Guide price £575,000

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# Albert Road

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**\*JUST ONE PLOT AVAILABLE\* HIGHLY ENERGY EFFICIENT\* SOLAR & BATTERY STORAGE\*** Every now and again a development comes to market that is truly exceptional, with this stunning 2 bedroom newly built contemporary home being one such example. It really is light and airy, yet also incredibly energy efficient house that has been fastidiously built, sparing no time or expense on how the property is finished, such as the installation of a heat pump and battery storage. Inside, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly convenient road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, enhancing your well-being. Inside the house, the lounge area open plan and is a fabulous space for you to relax and entertain in, being perfect for you to snuggle down on a comfy chair with a good book in your hand or entertain in. The real heart of the home is the incredible, adjacent kitchen/dining room, with abundance of workspace to really cook up a storm in and bi-fold doors leading out to your garden - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones, looking forward to the day ahead. The bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly stylish surroundings. All the rooms are served by a beautiful modern bathroom with separate shower. But there's more! How about a wonderful, landscaped garden that is well shielded - along with parking on the front driveway that even boasts an electric car charge point. With all these benefits, along with 10 year new build insurance backed warranty, we think that the new owners will be very lucky indeed.





## GROUND FLOOR

### Hallway

Living/Dining/Kitchen  
25'7 x 12'8 (7.80m x 3.86m)

Bedroom  
12'5 x 9'11 (3.78m x 3.02m)

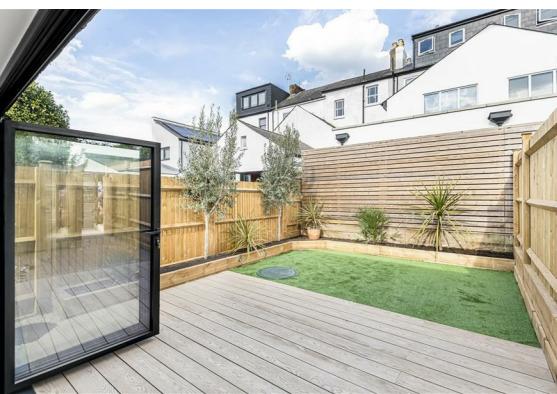
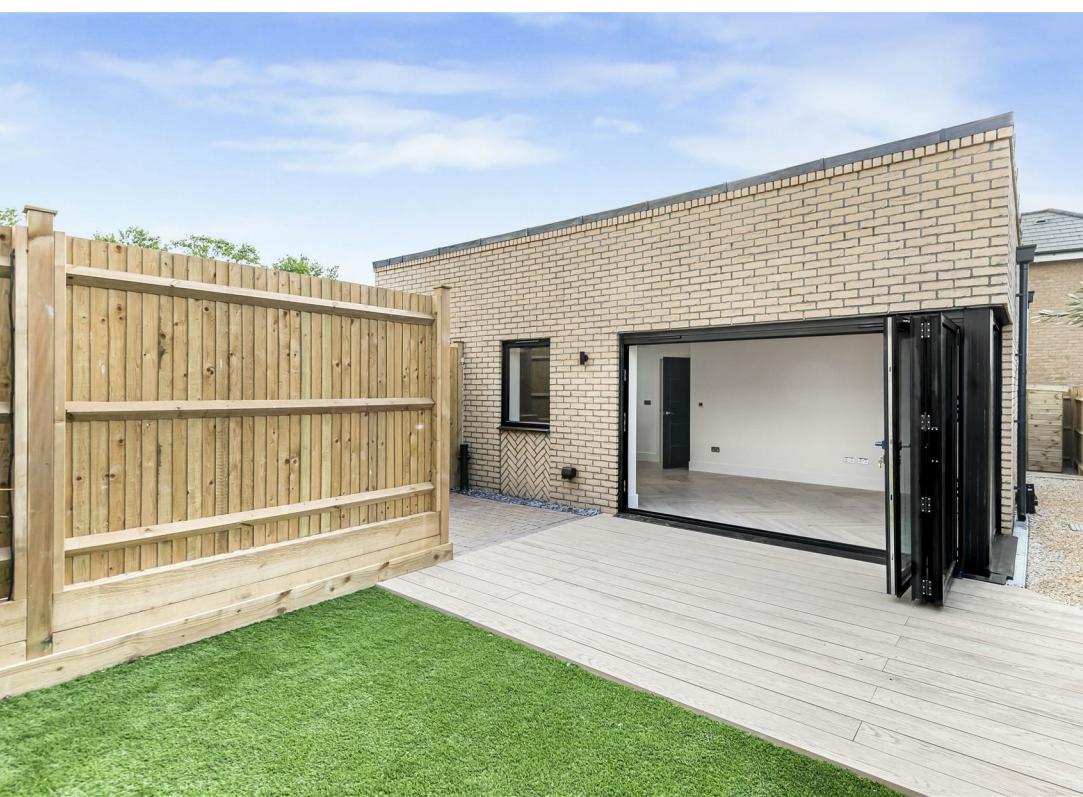
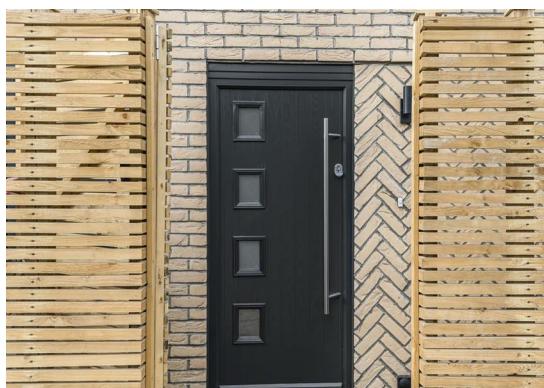
Bedroom  
12'6 x 10' (3.81m x 3.05m)

Bathroom  
8'2 x 7'11 (2.49m x 2.41m)

## OUTSIDE

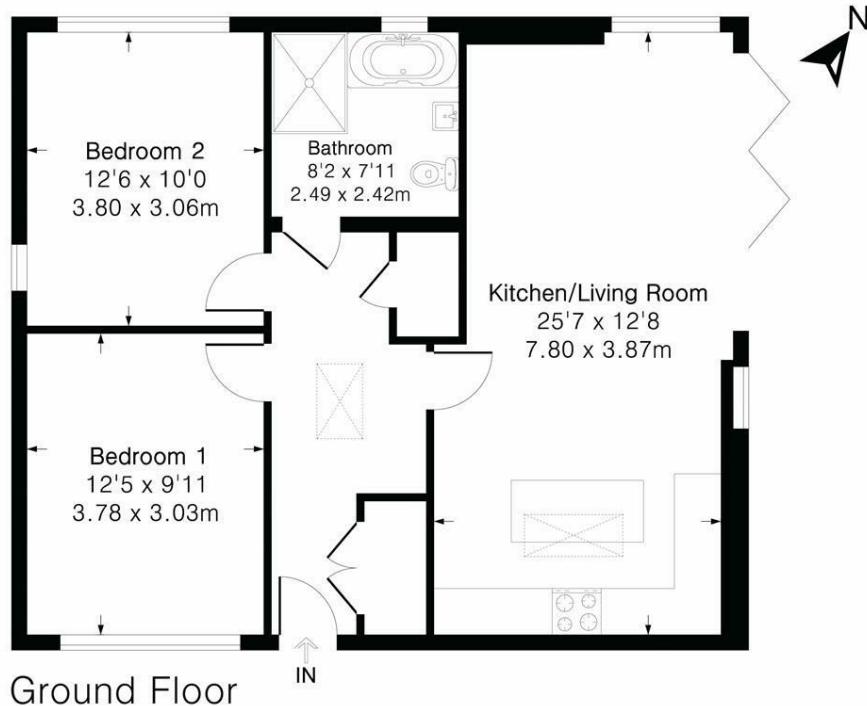
### Driveway

### Garden

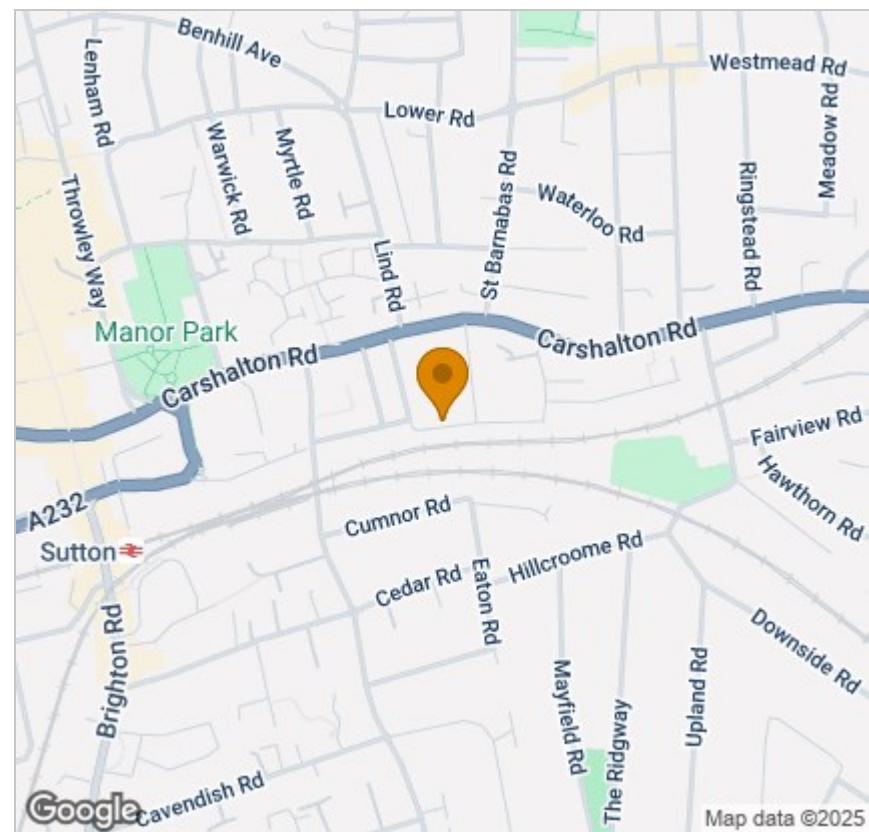


## Floor Plan

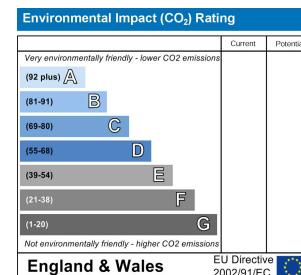
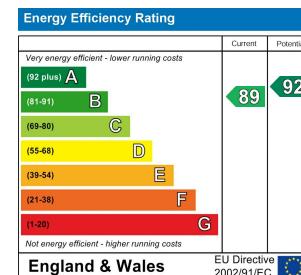
Approximate Gross Internal Area 767 sq ft - 71 sq m



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Butler's Sales Office on 020 39 170 160  
if you wish to arrange a viewing appointment for this property or require further information.

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